

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

DECEMBER 9, 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

December 2, 2021

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, December 9, 2021, at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following WebEx link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/onstage/g.php?MTID=e0c6bee32bf55859f70da765c484b8669>

Access Code: **2343 666 7526**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2343 666 7526** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. November 11, 2021 – Regular Meeting
3. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Operations Report December 1, 2021.
 - IV. District Manager
 - a. Financial Statement for period ending November 30, 2021 (unaudited).
4. Supervisor's Requests and Audience Comments.
5. Adjournment.

The first order of business is the Call to Order & Roll Call.

The second order of business is the consideration of the November 11, 2021, Regular Meeting minutes.

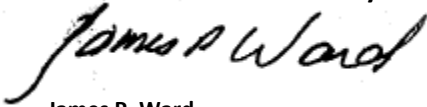
The third order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated December 1, 2021, and District Manager, including Financial Statement for period ending November 30, 2021 (unaudited).

The sixth order of business is the consideration of the Supervisor's Requests and Audience Comments.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

Meetings for Fiscal Year 2022 are as follows:

December 9, 2021	January 13, 2022
February 10, 2022	March 10, 2022
April 14, 2022	May 12, 2022
June 9, 2022	July 14, 2022
August 11, 2022	September 8, 2022

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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District
11 was held on Thursday, November 11, 2021, at 2:00 p.m. at the Library in the Beach Clubhouse, 18061
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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Present and constituting a quorum:

16 Alan Refkin	Chair
17 Michael Weber	Vice Chair
18 Doug Ballinger	Assistant Secretary
19 Patrick Reidy	Assistant Secretary
20 Mary LeFevre	Assistant Secretary

21
22

Also present were:

23 James P. Ward	District Manager
24 Greg Urbancic	District Attorney
25 Charlie Krebs	District Engineer
26 Bruce Bernard	Asset Manager

27
28

Audience:

29 Tim Byal

30 All resident's names were not included with the minutes. If a resident did not identify
31 themselves or the audio file did not pick up the name, the name was not recorded in these
32 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

38
39

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

40 District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted
41 roll call; all Members of the Board were present, constituting a quorum.

42
43

SECOND ORDER OF BUSINESS

Consideration of Minutes

44
45

October 14, 2021 – Regular Meeting

46 Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes. The Board
47 recommended a few corrections. Mr. Ward indicated the corrections would be made.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the October 14, 2021, Regular Meeting Minutes were approved as amended.

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THIRD ORDER OF BUSINESS**Consideration of Resolution 2022-2****Consideration of Resolution 2022-2, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District adopting the 2021-22 reserve study prepared by Dreux Isaac & Associates Inc**

Mr. Ward indicated Dreux Isaac & Associates intended to be present today; however, could not make it. He stated he would attempt to review the reserve study. He explained Dreux Isaac did a site inspection over the summer, reviewed the District's assets which included miscellaneous site improvements, aerators, fountains, lake embankments, the stormwater system, irrigation systems, and landscaping. He explained the purpose of the study was to determine renewal and replacement costs related to the assets over the next 30 years. He indicated the renewal and replacement costs were what the District would need in terms of money in the bank over the next 30 years to be able to replace assets or repair assets as necessary. He reported two methods were utilized to do the analysis. He stated the first method was called straight line reserve funding which took the overall cost and divided it by the number of years. He stated the other method was called pooled cash which took the overall cost and allocated amounts according to when the asset would need some kind of renewal or replacement to occur. He noted it also took into consideration interest and inflation. He stated the straight-line method required a lot of cash on a yearly basis in order to fund it; the pooled cash was the more standard method and more accurate in matching cash requirements to meet the needs of the District. He stated he felt Dreux Isaac did an excellent job estimating the costs. He noted the District Engineer and Asset Manager did an excellent job providing information to Dreux Isaac. He stated at the end of the day, under the pooled cash concept, beginning next year, the District would need to fund roughly \$200,000 dollars per year which was approximately \$205,000 dollars when you added in the fees for putting this on the tax bill, which equated to \$122 dollars per unit per year beginning in fiscal year 2023. He noted the number would actually be a little less as the District had approximately \$50,000 dollars saved for this purpose. He asked if there were any questions.

Mr. Refkin asked did they take into account any new assests.

Mr. Ward responded in the negative; this study was for existing assets only. He noted this study should be updated regularly and Dreux Isaac offered a very substantive price break on keeping this study updated annually; however, this would be discussed in the 2023 budget.

Ms. LeFevre asked a question about levying assets per unit.

Mr. Ward explained the District levied assessments based upon 1,675 units within the District which included undeveloped land which did not have a water management system on it yet. He explained as the asset base increased, and the units came online with the water management system the numbers would change going forward. He indicated the 1,675 units included on roll and off roll units.

Mr. Weber asked how the older assets were calculated into the study.

Mr. Ward stated he believed Dreux Isaac used the value of the existing assets on a going forward basis, based upon a replacement cost number which was provided by either Mr. Bernard's assistants or their

95 assistants. He explained it was based on the useful life of the asset over the 30 year reserve period and
96 based on when Dreux Isaac believed some renewal or replacement would be required.

97
98 Mr. Weber explained on page 2.2-7, on the straight line number, there were categories which showed
99 useful life and the highest number was 20 years. He noted the first year of the reserve was projected at
100 approximately \$200,000 dollars, the second year it was projected at approximately \$400,000 dollars per
101 year and remained at \$400,000 dollars per year for many years; however, money would also be spent
102 annually. He discussed the study's estimated expenditures including \$54,000 dollars for the aerator
103 pump in 2021 and \$453,000 dollars for stormwater system piping in 2022/2023. He asked if the District
104 would be spending \$453,000 dollars on stormwater system piping in 2022/2023.

105
106 Mr. Bernard responded in the negative. He stated he believed the storm drainage piping allowance for
107 \$453,000 dollars was a number which could be in held reserve in case there was a major break in one of
108 the lines.

109
110 Mr. Weber asked if someone from Dreux Isaac sat down with Mr. Bernard or Mr. Krebs to review the
111 proposed renewal/replacement schedule. He indicated he understood Dreux Isaac was projecting what
112 it thought might happen; however, realistically after 20 years was this really going to be the case.

113
114 Mr. Bernard responded it could happen as it was planned out. He stated a thorough examination of the
115 stormwater system had never been performed to determine how the stormwater system stood. He
116 noted while annual drainage basin cleaning was performed, the lines had never been televised to see
117 which pipes were deteriorating.

118
119 Mr. Weber stated he felt some of the items in the District's capital improvement plan should match
120 some of the items in the reserve study plan. He asked if Mr. Bernard felt in the next two years the
121 District would be spending \$600,000 dollars in stormwater improvements as indicated in the reserve
122 study plan. He stated if this was the case, so be it. He noted the purpose of the schedule on page 2-9
123 was if the annual contributions were collected every year, then the District would have enough money
124 to cover the costs listed. He noted every ten years a storm event was anticipated. He stated basically for
125 ten years the annual contribution was approximately \$400,000 dollars. He noted he wanted to be as
126 realistic as possible. He stated if the District was going to run into a half of a million dollars in costs in a
127 year it was important to know this. He stated there was also a landscaping plan which had separate
128 costs.

129
130 Mr. Bernard noted the stormwater system was like any other system, it would have breaks and leaks,
131 but \$600,000 dollars was enough to cover the replacement of several collapsed pipes. He stated the
132 next step he would like to take with the stormwater system would be to televise all the piping to
133 determine the piping's condition.

134
135 Mr. Ballinger asked how much televising the piping would cost.

136
137 Mr. Bernard responded \$30,000 to \$50,000 dollars. He noted anything which was constructed in the
138 last five years would not need to be televised. He stated once the pipes were televised, he would know
139 how much money would be needed and how accurate the reserve study plan was. He discussed the
140 type of maintenance which could be done once the pipes were televised; televising the pipes would
141 extend the life of the system and reduce long term costs. He noted storm events would cause minimal
142 damage to the drainage system.

143

144 Mr. Weber stated he wondered how realistic the bigger ticket items were in this reserve plan. He stated
145 it was good to see the storm event numbers included in the plan. He noted building up a reserve
146 account to cover storm damage was important.

147

148 Mr. Ballinger stated televising the pipes would zero in on any problems within the system and would be
149 cost saving. He indicated this made more sense than adding \$400,000 dollars each year to the reserve
150 fund.

151

152 Mr. Reidy indicated he appreciated the report as it opened his eyes to potential costs. He noted the
153 reserve report provided an opportunity to prioritize expenditures. He commented there was still the
154 landscaping numbers to discuss.

155

156 Mr. Weber stated while it would be easy to determine what the events/expenditures might be during
157 the first five years; after the first five years it became rather tricky. He noted the document identified all
158 District assets and while the timing of the expenditures might be off, the cost was there. He stated at
159 the end of the day the District would most likely spend the indicated money over the next 30 years as
160 repairs and replacements were required, just not necessarily according to the reserve study schedule.

161

162 Mr. Ward noted the straight line funding mechanism was unrealistic; however, the pooled cash funding
163 was a consistent funding of \$200,000 dollars per year.

164

165 Mr. Weber stated this was incorrect; it was a consistent funding of \$400,000 dollars per year. He noted
166 only the first year was funded at \$200,000 dollars. He agreed the funding was relatively consistent at
167 \$400,000 dollars per year.

168

169 Mr. Ward stated he felt the bottom line was the Board could pick a number it was comfortable with, be
170 it \$200,000 or \$300,000 dollars or another amount, and work that number into the budget. He noted
171 the full \$550,000 dollars was probably needlessly high.

172

173 Discussion ensued regarding the amount to work into the budget.

174

175 Mr. Reidy noted the stormwater system was approximately \$400,000 dollars per year over the 30 year
176 period, landscaping was \$500,000 to \$650,000 dollars per year over the 30 year period, together this
177 was \$900,000 dollars to \$1 million dollars. He noted with the operating budget at \$140,000 dollars for
178 G&A, stormwater management around \$450,000 dollars, the full budget for the District would be \$1.62
179 million dollars which divided by 1,675 units was \$967 dollars per unit. He noted the residents were
180 paying \$537 dollars per unit currently which reflected a \$430 dollar increase in annual fees. He
181 indicated he was not saying the District should do this, he was just outlining the numbers.

182

183 Mr. Tim Byal noted the number of units would change significantly in the next year or two and at the
184 end of the day the District would be at 1,400 units, not 1,650 units. He noted every time the number of
185 units went down, rates would rise.

186

187 Discussion ensued regarding the rate increase; 1,400 units would mean \$1,160 dollars per unit which
188 was a \$600 dollar increase.

189

190 Mr. Reidy asked if residents complained about CDD fees.

191

192 Mr. Ward responded in the negative; however, currently Miromar Lakes' operating assessments were
193 probably \$200 dollars per year on average lower than what he was seeing in the market right now. He
194 stated Miromar Lakes' neighbors were paying \$200 dollars per year more annually. He stated Miromar
195 Lakes was getting older and a reserve fund was important. He indicated the residents would complain
196 the first year the rates were raised due to the necessity of mailing out notice regarding the increase and
197 holding a public hearing.

198

199 Mr. Reidy noted the second half of the study was the landscaping. He stated he wondered if the full
200 recommended amount was necessary for the reserve fund.

201

202 Mr. Ward noted the Board should also consider the timing of expenditures. He noted the District did
203 not have the same luxury as an HOA in being able to levy an assessment at any time; the District had to
204 plan ahead when levying assessments. He noted it took a minimum of four months to put an
205 assessment of this magnitude in place and then the CDD had to wait until the next cycle to fund it. He
206 discussed the difficulty in funding large projects quickly.

207

208 Discussion ensued regarding what the Board was comfortable with in terms of raising the annual
209 assessment; the timing of certain repairs/replacements; and the various factors going into the
210 assessment calculation.

211

212 Mr. Refkin agreed scoping the pipes was an excellent idea. He suggested gradually building the reserves
213 as opposed to being aggressive up front.

214

215 Mr. Ward noted there was \$8 million dollars in existing assets which did not include the new
216 infrastructure scheduled to come online for the balance of this development. He noted the current
217 reserve fund at \$150,000 dollars was way too low for the existing assets.

218

219 Mr. Byal discussed increasing the reserve fund as the debt service decreased. Much of Mr. Byal's
220 statement was (indecipherable).

221

222 Mr. Ward noted there were 10 years left on one of the bond issues, and the other bond issue had 12 or
223 13 years left.

224

225 Mr. Reidy stated he felt the residents would understand the need for the increased assessment if a clear
226 explanation was provided. He discussed the funds which would become available with the refinancing of
227 the bond issue and the increase in the assessment. He noted there would always be a few homeowners
228 who would complain, but the majority would be understanding. He indicated it was the responsibility of
229 the Board to be fiscally responsible while ensuring the development was well maintained. He stated
230 potential complaints from homeowners should not be a reason for not increasing the assessment to the
231 necessary degree.

232

233 Mr. Refkin agreed noting the Board would attempt to determine the appropriate assessment increase.

234

235 Discussion ensued regarding the appropriate assessment increase; and how much money should be held
236 in reserve.

237

238 Mr. Ward stated if it were up to him, he would take all the money from the refinancing and put it back
239 into the refinancing to keep the debt service assessment as low as possible while raising the operating
240 side of the budget at least as much as the debt service assessment was lowered and then raise it up to
241 the necessary amount.

242
243 Mr. Krebs asked if the term of the loan could be extended to reduce the rate even further.

244
245 Mr. Ward responded in the negative; bond issue terms could not be extended.

246
247 Mr. Urbancic agreed.

248
249 Mr. Weber stated the Board had some calculations to do including determining: the number of units,
250 the refinancing savings, expenses, etc.

251
252 Mr. Refkin agreed.

253
254 Mr. Bernard noted televising the stormwater system pipes could be included annually in operations and
255 the District could develop a maintenance and repair plan which would eliminate the need for large
256 expenditures for the stormwater system. He noted if the District regularly maintained the stormwater
257 system as it did the lake banks there should be no big surprises down the road.

258
259 Mr. Ward stated the Board had to think 20 years ahead and set the community up for the long term. He
260 stated now that the Board understood that the value of its assets was \$8 million dollars, and knowing
261 the assets would grow, and knowing the cash assets were almost nonexistent, the Board had to find a
262 way to fund the \$8 million dollars in assets in a big picture fashion, for example at 80% or 90% of the
263 asset value. He stated he felt the best way to do this was to throw the cash back into refinancing, lower
264 the debt service as much as possible, and raise the operating assessment up to the required threshold.

265
266 Discussion ensued regarding debt service; assessment rates; the appropriate reserve fund amount; and
267 understanding the reserve fund would eventually be spent and need to be recollected.

268
269 Mr. Ward stated he felt the reserve study should be left alone, the refinance would occur in February,
270 the refinance savings would then be known, and the budget process could begin; the Board could then
271 determine what the appropriate assessment increase should be.

272
273 Mr. Refkin asked about Mr. Bernard's suggestion regarding televising the stormwater system pipes.

274
275 Mr. Ward responded he felt this should done in the context of the regular operating budget, outside of
276 the context of this reserve study. He agreed this would be beneficial to the community. He stated the
277 reserve study was an excellent base document which could be built upon in the future. He noted
278 adopting Resolution 2022-2 did not bind the Board to the reserve study in any fashion, it simply made
279 the study a matter of record.

280
281 Discussion ensued regarding the necessity of adopting the reserve study. It was decided to wait before
282 adopting the reserve study.

283
284
285

332 Mr. Byal reported the lake was overstocked with carp the last time due to the extreme condition
333 of the weeds within the lake. He stated this would not be necessary in the future with regular
334 maintenance.

335
336 Discussion ensued regarding residents not understanding the necessity of carp; chemicals helping
337 keep grasses down but not being an effective solution alone; the difficulty in maintaining weeds in
338 the lake; the possibility of partnering with FGCU's Water School; and the possibility of turning the
339 lake into a fishery.

340

341 **IV. District Manager**

342

343 **a) State Law Requirements for new Stormwater Reporting**

344 **b) Resolution 2022-1 (FINAL ADOPTED)**

345 **c) Financial Statement for period ending October 31, 2021 (unaudited)**

346

347 Mr. Ward reported during the last legislative session, legislation was adopted called Stormwater
348 Needs Analysis Reporting. He explained the state adopted a law requiring CDDs to provide local
349 governments with a needs analysis pertaining to the stormwater systems, water and wastewater
350 systems owned by CDDs. He noted this CDD did not own a water and wastewater system, so this
351 portion of the law would not apply to Miromar Lakes CDD. He stated as a result of this legislature
352 the CDD was required to provide certain information to the County. He noted the first report was
353 due June 30, 2022. He explained Charlie Krebs and Bruce Bernard would prepare this report for
354 submission over the next 5 months; he wished to have this in draft form by February or March of
355 next year for review and early submission.

356

357 Mr. Refkin asked if this would be an annual requirement.

358

359 Mr. Urbancic responded in the negative; the report was required to be filed every five years.

360

361 Ms. LeFevre asked what the cost would be.

362

363 Mr. Ward responded he was unsure as this report had never been done before; the cost would be
364 determined during the process. He reported included in the Agenda was Resolution 2022-1
365 (adopted last month), the final resolution with respect to the stormwater program. He noted it
366 was included in the Agenda so the Board could see the resolution in its final form.

367

368 Ms. LeFevre asked a question about the resolution.

369

370 Mr. Urbancic explained this meant when there was a minor encroachment (by an inch or two as a
371 result of an inexact survey) the CDD would deal with these at the Staff level as opposed to
372 bringing them before the Board for review. He noted typically these types of encroachments
373 arose during home closings when a new survey was obtained, and it was found that perhaps the
374 fencing was an inch off.

375

376 Mr. Ward noted he sent the Board a new set of financials; the only change was on the balance
377 sheet where he segregated out the fund balance in a manner which he felt would be clearer and
378 easier to understand.

379

380 Mr. Reidy asked about the \$19,000 dollar change from the September statement.

381

382 Mr. Bernard responded this was a drainage improvement in a parking lot. He noted the work was
383 done in July, but the payment did not go through until September.

384

385 Mr. Reidy asked about the water quality sampling.

386

387 Mr. Bernard stated this was the sampling which was done three times a year.

388

389 **SIXTH ORDER OF BUSINESS**

Supervisor's Requests and Audience Comments

390

391 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any
392 members of the audience present in person or via audio or video with any questions or comments;
393 there were none.

394

395

396 **SEVENTH ORDER OF BUSINESS**

Adjournment

397

398 Mr. Ward adjourned the meeting at 3:15 p.m.

399

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the meeting was adjourned.

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403 **WITNESS:**

Miromar Lakes Community Development District

404

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406

407 _____
James P. Ward, Secretary

Alan Refkin, Chairperson



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
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Miromar Lakes CDD

Date: December 1, 2021
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: CDD Monthly Report – November 2021 Report
CGA P.N.: 13-5692

Lake Maintenance

The CDD's aquatic / lake maintenance vendor, Solitude Lake Management (Solitude), is applying for a permit, on the behalf of the CDD, from the Florida Fish and Wildlife Conservation (FWC) to add a limited number of carp fish to Lake 5/6 within the CDD's surface water management system. Solitude has also begun midge fly spraying treatment of the shoreline from Bellini through Castelli. This treatment process is scheduled every two weeks on a six-week treatment program. The CDD has also contracted with the vendor to provide a second treatment process for an additional six weeks which will have the program in place for the next three months. CDD staff is investigating additional actions that can be taken to lessen the midge fly challenge.

CDD staff has our aquatic vendor (Solitude) replacing the aeration compressors and diffusers in Lakes 1B,1C, and 3A. These units have achieved their useful life cycle and need replacement after multiple repairs in the last few years. The total cost of replacement will be \$10,350.00 dollars and will be funded within the capital improvement program for 2022. Attached please find maps with aerator station and diffuser locations.

Scott's Animal Control and Wild Thing Wildlife Services (vendors) continued with the cane toad removal and have seen less activity in the past month within the community.

Stormwater

CDD staff has met with our lake bank restoration vendor (Dragonfly) and will be



Calvin, Giordano & Associates, Inc.
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proceeding with Geo-Tube Lake bank restoration in Portofino cove and the golf course lakes. Contractor will repair rip-rap banks on approved locations in Verona Lago and Lake 5/6 North along Miromar Lakes Blvd northside, west of the bridge.

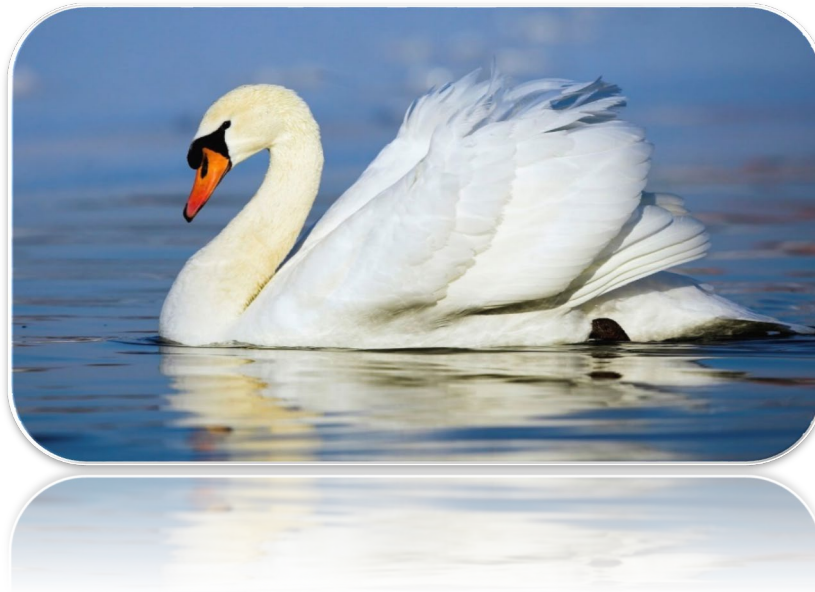
Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
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Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
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Treatment Facilities
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GSA Contract Holder

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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Miromar Lakes Community Development District

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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
(954) 658-4900

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2021

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 935,275	\$ -	\$ -	\$ -	\$ -	\$ 935,275
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	448,865	-	-	815,517
Revenue	-	17,946	289,890	-	-	307,836
Prepayment Account	-	4,010	171	-	-	4,180
Due from Other Funds						
General Fund	-	270,527	159,099	-	-	429,626
Debt Service Fund(s)			-	-	-	-
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,557,159	-	1,557,159
Amount to be Provided by Debt Service Funds	-	-	-	14,197,841	-	14,197,841
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
Total Assets	\$ 935,275	\$ 659,134	\$ 898,025	\$ 15,755,000	\$ 36,514,917	\$ 54,762,352

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2021

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						-
General Fund		-	-	-	-	-
Debt Service Fund(s)	429,626	-	-	-	-	429,626
Other Developer	-	-				-
Bonds Payable						-
Current Portion	-	-	-	270,000	-	270,000
Long Term	-	-	-	15,485,000	-	15,485,000
Total Liabilities	\$ 429,626	\$ -	\$ -	\$ 15,755,000	\$ -	\$ 16,184,626
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2021 (Unaudited)	-	677,036	1,121,538	-	-	1,798,573
Results from Current Operations	-	(17,902)	(223,512)	-	-	(241,414)
Unassigned						
Beginning: October 1, 2021 (Unaudited)	320,696			-	-	-
Allocation of Fund Balance						
Reserve for Water Management System	105,000					105,000
Reserve for Disaster Relief Reserve	95,000					95,000
Results from Prior Year Operations	120,696			-	-	120,696
Results of Current Operations	184,953					184,953
Total Fund Equity and Other Credits	\$ 505,649	\$ 659,134	\$ 898,025	\$ -	\$ 36,514,917	\$ 38,577,726
Total Liabilities, Fund Equity and Other Credits	\$ 935,275	\$ 659,134	\$ 898,025	\$ 15,755,000	\$ 36,514,917	\$ 54,762,352

Prepared by:

JPWARD and Associates, LLC

Unaudited

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	-	N/A
Interest					
Interest - General Checking	3	3	6	100	6%
Special Assessment Revenue					
Special Assessments - On-Roll	239	210,890	211,129	725,565	29%
Special Assessments - Off-Roll	34,164	-	34,164	136,655	25%
Miscellaneous Revenue	-	-	-	-	N/A
Easement Encroachments	-	1,050	1,050	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 34,406	\$ 211,943	246,349	\$ 862,320	29%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's - Fees	1,000	1,000	2,000	12,000	17%
Board of Supervisor's - Taxes	77	77	153	918	17%
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	4,100	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	18,000	0%
Arbitrage/Bond Reamortization	-	1,250	1,250	2,000	63%
Other Contractual Services					
Legal Advertising	-	297	297	1,200	25%
Trustee Services	-	3,400	3,400	9,300	37%
Property Appraiser/Tax Collector Fees	-	1,216	1,216	1,300	94%
Bank Services	36	34	70	500	14%
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Postage, Freight & Messenger	-	133	133	800	17%
Insurance	-	7,170	7,170	7,000	102%
Printing & Binding	-	635	635	2,200	29%
Website Maintenance	50	50	100	1,200	8%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	4,388	4,388	15,000	29%
Other General Government Services					

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Engineering Services - General Fund	-	1,898	1,898	5,000	38%
Asset Maps/Cost Estimates	-	833	833	2,500	33%
Asset Administrative Services	-	-	-	10,000	0%
Reserve Analysis	-	7,250	7,250	-	N/A
Contingencies	-	-	-	-	N/A
Sub-Total:	4,496	33,138	37,633	133,193	28%
Stormwater Management Services					
Professional Services					
Asset Management	-	2,983	2,983	35,800	8%
NPDES	-	-	-	3,000	0%
Mitigation Monitoring	-	2,393	2,393	-	N/A
Utility Services					
Electric - Aeration Systems	-	764	764	4,800	16%
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	-	5,438	5,438	76,000	7%
Lake Bank Maintenance	-	-	-	3,000	0%
Water Quality Testing	-	-	-	14,300	0%
Water Control Structures	-	4,500	4,500	25,000	18%
Grass Carp Installation	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	N/A
Cane Toad Removal	-	3,300	3,300	36,000	9%
Midge Fly Control	-	-	-	19,600	0%
Aeration System	-	750	750	12,000	6%
Fish Re-Stocking	-	-	-	-	N/A
Wetland System					
Routine Maintenance	-	3,134	3,134	48,100	7%
Water Quality Testing	-	-	-	-	N/A
Capital Outlay					
Aeration Systems	-	-	-	16,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	N/A
Lake Bank Restoration	-	500	500	-	N/A
Turbidity Screens	-	-	-	-	N/A
Erosion Restoration	-	-	-	118,800	0%
Contingencies	-	-	-	108,000	0%
Sub-Total:	-	23,762	23,762	520,400	5%
Other Current Charges					
Hendry County - Panther Habitat Taxes	-	-	-	500	0%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Reserves for General Fund					
Water Management System	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	95,000	0%
Sub-Total:	-	-	-	200,500	0%
Total Expenditures and Other Uses:	\$ 4,496	\$ 56,900	\$ 61,395	\$ 854,093	7%
Net Increase/ (Decrease) in Fund Balance	29,910	155,043	184,953	8,227	
Fund Balance - Beginning	320,696	350,606	320,696	320,696	
Fund Balance - Ending	\$ 350,606	\$ 505,649	505,649	\$ 328,923	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ 79,641	0%
Interest Income					
Reserve Account	3,525	-	3,525	7,200	49%
Prepayment Account	-	0	0	-	N/A
Revenue Account	1	1	2	100	2%
Interest Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	306	270,220	270,527	929,731	29%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,833	\$ 270,222	274,055	\$ 1,016,672	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2012 Bonds	-	-	-	\$ 525,000	0%
Principal Debt Service - Early Redemptions					
Series 2012 Bonds	-	85,000	85,000	85,000	100%
Interest Expense					
Series 2012 Bonds	-	206,956	206,956	412,031	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 291,956	291,956	\$ 1,022,031	N/A
Net Increase/ (Decrease) in Fund Balance	3,833	(21,734)	(17,902)	(5,359)	
Fund Balance - Beginning	677,036	680,868	677,036	870,552	
Fund Balance - Ending	\$ 680,868	\$ 659,134	659,134	\$ 865,193	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2021

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ 193,689	0%
Interest Income					
Reserve Account	3,881	0	3,882	12,000	32%
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Prepayment Account	1	1	1	-	N/A
Revenue Account	3	3	5	20	26%
Special Assessment Revenue					
Special Assessments - On-Roll	180	158,919	159,099	546,703	29%
Special Assessments - Off-Roll	-	-	-	352,264	0%
Special Assessments - Prepayments	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,065	\$ 158,923	\$ 162,988	\$ 1,104,676	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2015 Bonds	-	-	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions					
Series 2015 Bonds	-	155,000	155,000	200,000	78%
Interest Expense					
Series 2015 Bonds	-	231,500	231,500	453,000	51%
Original Issue Discount	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 386,500	386,500	\$ 1,113,000	N/A
Net Increase/ (Decrease) in Fund Balance	4,065	(227,577)	(223,512)	(8,324)	
Fund Balance - Beginning	1,121,538	1,125,602	1,121,538	-	
Fund Balance - Ending	\$ 1,125,602	\$ 898,025	898,025	\$ (8,324)	